

Coniston Lodge, Rowdens Road

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Torquay, , TQ2 5AZ

Exeter 22 miles Dartmouth 11 miles Totnes 10 miles

A large detached family home moments away from the Torbay Coastline.

- Detached Family Home
- Large Loft Room
- Double Garage & Driveway
- Tenure: Freehold
- EPC: E
- New Modern Kitchen & Breakfast Bar
- Expansive Front & Rear Gardens
- Five Double Bedrooms
- Utilities: Mains Gas, Water, Electricity, Drainage
- Council Tax band: F

£800,000

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DESCRIPTION

This substantial and characterful family home offers exceptionally versatile accommodation arranged over four floors, combining generous proportions with a wealth of original features and attractive open outlooks. An enclosed entrance porch opens into a welcoming reception hall with wood effect flooring, cloakroom and access to the principal reception rooms.

To the rear of the property, the impressive dining room enjoys a large bay window overlooking the garden and surrounding area, creating a bright and inviting space, while an adjoining study provides an ideal home office with direct garden access. A similarly proportioned living room also benefits from a bay window overlooking the garden, offering an excellent setting for entertaining and family gatherings.

The well-appointed kitchen/breakfast room is fitted with a comprehensive range of modern fittings and breakfast bar. The room is well served by dual aspect windows and provides plenty of space for informal dining. A large attached garage features twin up-and-over doors, a vehicle inspection pit, skylight and direct access to the rear garden, making it ideal for car enthusiasts or those requiring extensive storage and workshop space.

The first floor boasts four generously sized bedrooms, two of which feature attractive bay windows and far-reaching open outlooks across the surrounding area. The family bathroom is fitted with a modern shower suite, complemented by a separate WC. From the landing, stairs rise to an outstanding loft room/studio, a highly versatile space flooded with natural light from large skylight and rear-facing windows. Complete with fitted storage, this area is ideal as a studio, hobby room, guest accommodation or potential work-from-home environment.

Further enhancing the property's flexibility is a spacious lower ground floor level, currently arranged as an open-plan living area, utility storage and a bathroom. With direct access to the rear garden, this floor offers excellent potential for multi-generational living, guest accommodation or ancillary income opportunities, subject to any necessary consents. Altogether, this is a unique and exceptionally spacious home offering adaptable accommodation to suit a wide range of lifestyles.













OUTSIDE

The property is approached via a widened driveway providing ample off-road parking and leading to the double garage. To the front, a pleasant lawn and patio area offers an attractive space to sit and enjoy the outlook.

The rear garden has been thoughtfully arranged to create a variety of outdoor living areas. Directly adjoining the property is a level paved sun terrace, ideal for al fresco dining and entertaining. Steps lead up to a further seating area, while additional steps descend to the main garden, which is predominantly laid to lawn and beautifully enclosed by a selection of mature shrubs and trees, providing a good degree of privacy. Further features include a summer house, enhancing the practicality and appeal of this delightful outdoor space.

LOCATION

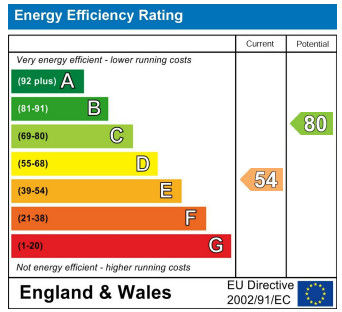
Ideally situated within a highly convenient location, the property is just a short walk from Torquay town centre, the picturesque Torbay coastline and a wide range of local amenities. Excellent transport connections provide easy access to major road networks, making it well suited for commuters. The nearby beaches, coastal walks and waterfront attractions offer an enviable lifestyle, while an excellent selection of restaurants, cafés and leisure facilities can all be enjoyed within easy reach, combining the best of coastal living with everyday convenience.

MEASURMENTS

Dining Room: 15' 1" x 15' 1" (4.6m x 4.6m)
Study: 11' 3" x 7' 7" (3.45m x 2.32m)
Living room: 15' 1" x 15' 1" (4.6m x 4.6m)
Kitchen: 17' 0" x 11' 1" (5.2m x 3.4m)
Garage: 22' 3" x 16' 0" (6.8m x 4.9 m)
Bedroom One: 15' 1" x 15' 1" (4.6m x 4.6m)
Bedroom Two: 15' 1" x 15' 1" (4.6m x 4.6m)
Bedroom Three: 15' 5" x 9' 6" (4.7m x 2.9m)
Bedroom Four: 11' 5" x 10' 2" (3.5m x 3.1m)
Loft Room: 27' 2" max x 22' 7" max (8.3 maxm x 6.9 max m)
Garden Level Floor: 27' 5" x 17' 10" max (8.38m x 5.45 max m)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.












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